398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1408646 DEEDWARR
04/20/2026 12:01:33 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20260420-0032209

DM-C-26-610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

COUNTY OF DAVIDSON
ANGELA WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Benson	Everett Financial, Inc. dba Supreme Lending	
(NAME) **610 21st Avenue North #15**	(NAME) 14801 Quorum Drive, Ste 300	**092-07-0I-002.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN BENSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B2 of The 1865, a Condominium, and described in a Declaration of record in Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as "Exhibit E" to said Declaration and By-Laws appended thereto as "Exhibit C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Cottage Partners, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Kimbro Equities I, a Tennessee general Partnership of record in Instrument No. 20160818-0086479 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 18, 2016 and Correction of Special Warranty Deed is record in Instrument No. 20161021-0111567 and recorded on October 21, 2016.

Being a portion of the same property conveyed to The 1865 Condominiums, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Cottage Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190312-0022631 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

Being a portion of the same property conveyed to Cottage Partners, LLC by Quit Claim Deed from The 1865 Condominiums, LLC of record in Instrument No. 20220126-0009478 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on January 26, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20040929-0117201, Instrument No. 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697, and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee.
- Easement(s) in favor of the City of Nashville, of record in Book 1755, Page 4 in the aforesaid Register's Office.
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
- Reciprocal Easement Agreement to The 1865, a Condominium Homeowners Association, Inc., a Tennessee nonprofit corporation of record in Instrument Number 20210506-0060947, in the Register's Office for Davidson County, Tennessee.
- Agreement regarding property lines between Eighth Avenue Realty Company and Peter Obenchain, Jr. and wife, Miriam J. Obenchain of record in Book 2442, Page 394 through 400, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Avenue North #15, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14 DAY OF APRIL, 2026.

Cottage Partners, LLC

BY: _____

Richard Bacon
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BACON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COTTAGE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of April, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212